



MOUNTGRANGE HERITAGE



Lexham Gardens, W8 £855,000 Leasehold

A spectacular raised ground floor apartment with impressive reception room, period features and stunning views over award-winning communal gardens. The property is flooded with natural light and has been cleverly designed to create accommodation over three levels. There is large reception room, separate eat-in kitchen, cloakroom/WC, double bedroom with built in wardrobe and an en-suite shower room. Lexham Gardens is a quiet residential street within a short walk of the amenities of Stratford Village and 5-10 mins walking distance of High Street Kensington Station. (District & Circle lines) and Earls Court Station (Piccadilly & District lines).

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

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020 7937 9976

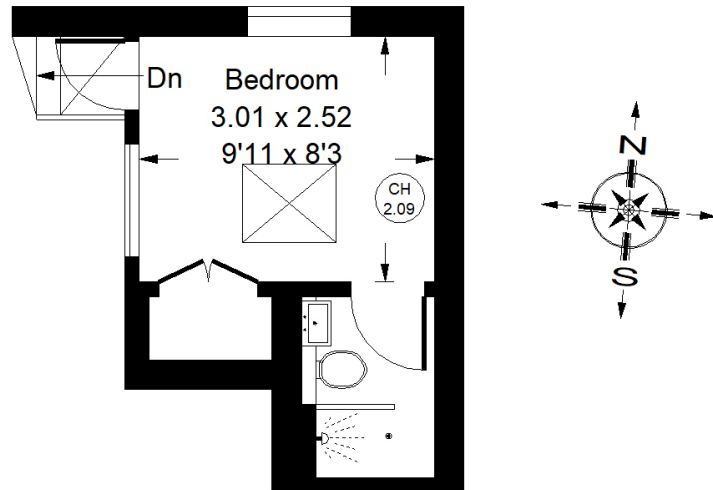
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

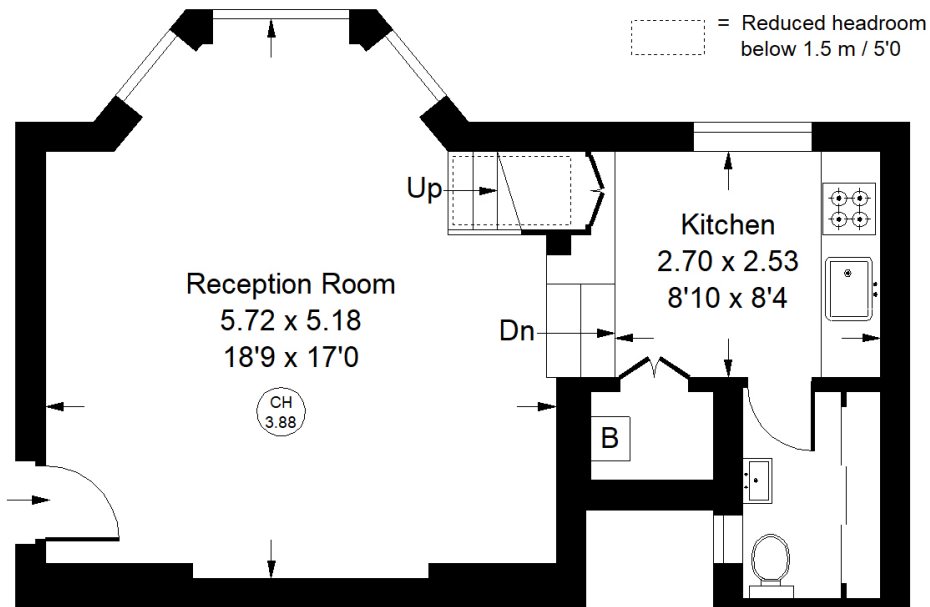
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Lexham Gardens, W8

Approx. Gross Internal Area
53.51 sq m / 576 sq ft



Raised Ground Floor - High Level



Raised Ground Floor - Lower Level

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

b Lexham Gardens
LONDON
W8 5JR

Energy rating

C

Valid until: 24 June 2029

Certificate number: 8801-8596-2529-3326-3613

Property type

Ground-floor maisonette

Total floor area

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.